

Community Planning & Economic Development

Crown Roller Mill, 105 Fifth Ave. S.
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October 4, 2012

MEMO TO: Kevin Carpenter, CFO
Cathy Polasky, Director Economic Development
Jeff Streder, Development Finance Director
Tom Streitz, Director Housing

FROM: Bob Lind, Chair, Development Finance Committee

SUBJECT: Development Finance Committee Recommendations Regarding Proposals for Affordable Housing Trust Fund Loans.

On October 4, 2012, the Development Finance Committee reviewed staff reports recommending a total of up to \$2,350,000 in Affordable Housing Trust Fund (AHTF) Loans for 3 projects.

The Committee made the following recommendations:

Lonoke – 1926 3rd Avenue South

Recommended approval of the AHTF loan of up to \$475,000 to develop the Lonoke housing project at 1926 3rd Avenue South from Portico Interfaith Housing collaborative (f.k.a. Plymouth Church Neighborhood Foundation).

Building Blocks' – Southwest corner of the Penn-Golden Valley Road node in Minneapolis (2201, 2221, 2217 and 2213 Golden Valley Road and 1923 Penn Avenue North)

Recommended approval of the AHTF loan of up to \$1,125,000 to develop a mixed-use building containing office and/community services and housing from Building Blocks'. The committee strongly recommends reexamining the developer fee (which seems high to some of the committee members) and explore requiring sufficient operating reserves.

Broadway Flats – Northwest corner of the Penn-Broadway node in Minneapolis (2508 and 2512 Queen Avenue North, 2220 West Broadway, 2413, 2419 and 2423 Penn Avenue North)

Recommended approval of the AHTF loan of up to \$750,000 to develop the Broadway Flats project, a mixed-use building containing commercial space and affordable housing from Rose Development LLC.

cc: Wes Butler
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Matt Goldstein
Jeremy Hanson Willis
Matthew Hendricks
Irene Kasper
Jerry LePage